

*A modern four bedroom detached family home located in the popular village of Hacheston, between the market towns of Framlingham and Wickham Market.*

Offers in Excess Of  
£625,000 Freehold

Ref: P7422/B

Clow Cottage  
The Street  
Hacheston  
Woodbridge  
Suffolk  
IP13 0DT



Entrance porch/entrance hall, sitting room, study/family room, downstairs cloakroom, open plan kitchen/dining room/green oak garden room, utility room and pantry.

Master bedroom with en-suite and guest bedroom with en-suite, two further double bedrooms and a family bathroom.

Enclosed good size garden to rear with detached timber frame home office and store.

Ample off-road parking.

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

And The London Office  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Hacheston is almost equidistant between the centres of Framlingham and Wickham Market. Both Framlingham and Wickham Market offer good local shopping facilities, as well as primary schools. Framlingham also has secondary schools, Thomas Mills High School and Framlingham College. Hacheston is a hub of activity with its village hall offering all manner of events and clubs. There is also an excellent farm shop and plant nursery. The village of Easton is within easy cycling distance and here there is a superb pub, The White Horse as well as Easton Farm Park, a bowls club and a cricket club. The Heritage Coast is within about 10 miles, with the popular centres of Orford, Thorpeness, Aldeburgh, Walberswick and Southwold all being within easy reach. Woodbridge is within about 7 miles, whilst the county town of Ipswich lies about 15 miles to the south-west, offering frequent mainline railway services to London's Liverpool Street.

## Description

Clow Cottage was built in 2013 and is a four bedroom detached family home with part timber and part rendered elevations. There is a green oak garden room to the rear with oak cladding. The interior is a fusion of modern contemporary styling and traditional accommodation which comprises an entrance porch to an entrance hall with doors off to a drawing room, with a feature red brick chimney and space for a woodburning stove. There is an office/family room, downstairs cloakroom, and a large open plan kitchen/dining room incorporating the green oak garden room. This has vaulted ceilings and large picture windows with two sets of bifold doors that open out onto the large paved terrace to rear. The kitchen is designed around the central island with quartz worktops and a one and a half bowl single drainer sink unit with hot water boiling tap as well as the Neff induction hob with overhead extractor fans. There are a range of fitted wall and base units with integrated Neff appliances including double oven, microwave, fridge and dishwasher. In addition there is a walk-in pantry and a utility room which has a gas fired wall mounted boiler and water softener and space and plumbing for washing machine and dryer. On the first floor the master bedroom has vaulted ceilings and a Juliet balcony overlooking the garden and views beyond, built-in wardrobes and an airing cupboard. There is an en-suite shower room with close-coupled WC, walk-in drencher shower with glass screen and basin. There is a further guest bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The property benefits from double glazing throughout and gas fired central heating to underfloor heating on the ground floor and radiators on the first floor.

Outside the property is approached from the highway by a block paved driveway providing offroad parking for four to six vehicles. There is a gated access to the side with a pathway leading to the large enclosed garden to the rear. This is mainly laid to lawn with a large paved terrace immediately behind the property and a brick built raised flower bed. At the rear of the garden is a detached timber frame home office/den, which is oak clad under a pantiled roof with storage to side, and with power and light. There is a gated access to a hard standing area behind the garden.



















# Clow Cottage, Hacheston

Approximate Gross Internal Area = 182.1 sq m / 1960 sq ft

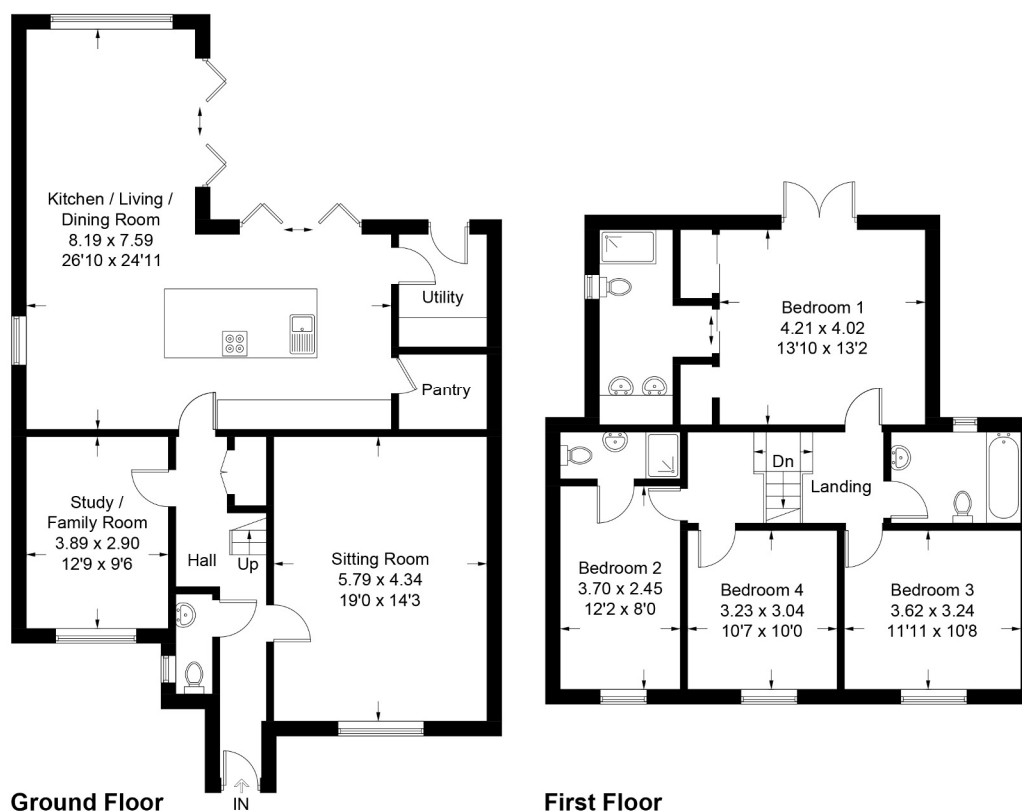


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057017)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, electricity, gas and private drainage via a modern sewage treatment plant.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating C (copy available from the agents)

**Council Tax** Band F; £3,008.99 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

## NOTES

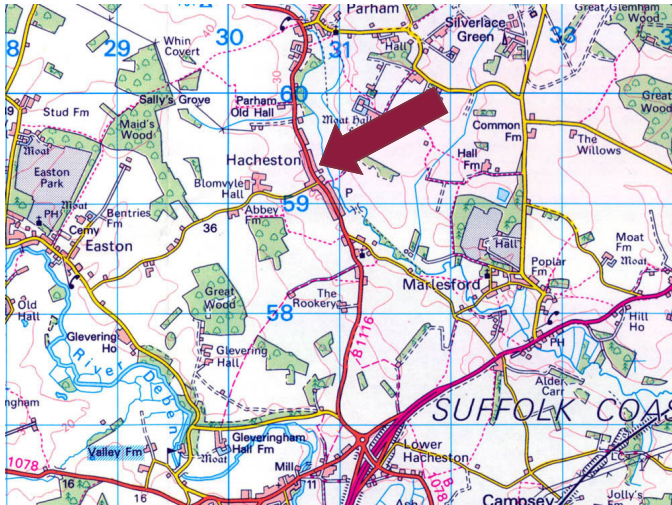
1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**September 2024**





## Directions

From the Agent's office, proceed south out of the town passing through the villages of Parham and into Hacheston. Passing Garnetts Garden Centre on the left hand side the property will be found 100 yards along on the left handside, identified by a Clarke and Simpson 'For Sale' Board.

What3Words location: [///lipstick.breakfast.oasis](https://www.what3words.com/#!/lipstick.breakfast.oasis)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.